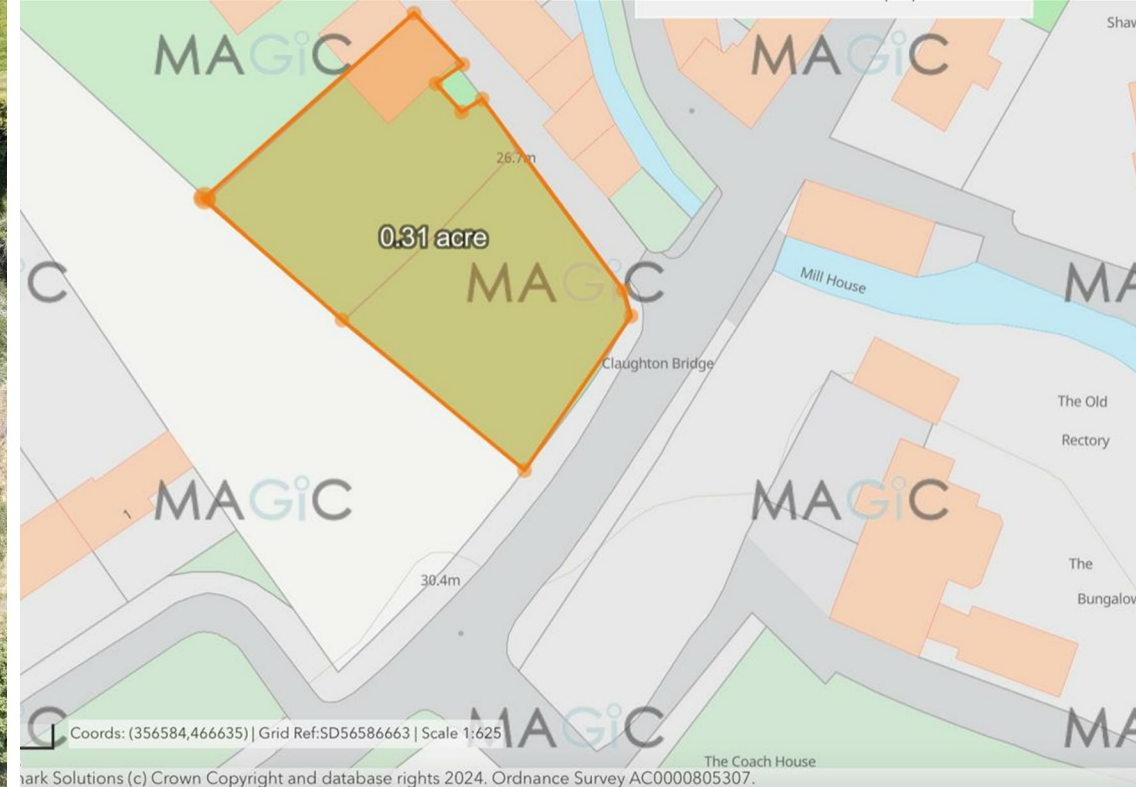




LAND FOR SALE



About this Parcel of Land

Located within close proximity to the popular "The Fenwick" country pub in Claughton, this superb parcel of land offers purchasers an exciting opportunity to create an excellent base for a plethora of uses. Although the land and barns require attention, there are two generous stone built barns which present an opportunity to create incredible workshop or storage space (shown as the Workshop and Stable on the floorplan) as well as multiple structures which require extensive TLC. This land has provided many with a quiet retreat and offers purchasers a superb blank canvas ready for a new lease of life. whether it be storage or as market garden.

Please Note: The parcel of land is to be sold as seen, and to include the vast majority items located upon the land. No plans for residential development have been drawn or submitted. Anyone hoping to obtain planning must make their own enquiries with Lancaster City Council, however we will not accept an offer subject to the approval of planning.

Let's Take A Closer Look At The Area

Situated in the popular Lune Valley village of Claughton, located between Caton and Hornby, this incredible parcel of land is a mere ten minute drive from junction 34 of the M6 motorway and Bay Gateway link road. With road side access, this provides an opportunity for someone to create an easily accessible base for a multitude of uses whether it be personal use or potential business use (subject to relevant planning).

About the Tender Process

We ask all parties who wish to submit an offer, to contact our sales team on 01524 771888 or by email at: info@houseclub.co.uk to obtain a copy of our Tender Form. All offers are to be sent in writing by 12pm on Tuesday 16th September 2025, for the attention of Mr John Harrison to: john.harrison@houseclub.co.uk.

We require a written offer to include full proof of funding and ID, either a Driving Licence or a Passport, and a utility bill dated within in the last month. We also require the details of your chosen solicitor, so we are able to submit the offer with confidence to our vendors. For further information, please do

not hesitate to contact our sales team.

Please note, it is the responsibility of the potential buyer to make sure their offer is received by ourselves before the deadline. The contents of your offer will not be discussed beforehand, to make sure we give every party an equal and fair opportunity. The vendor reserves the right to accept an offer prior to the deadline, should they choose.

Services

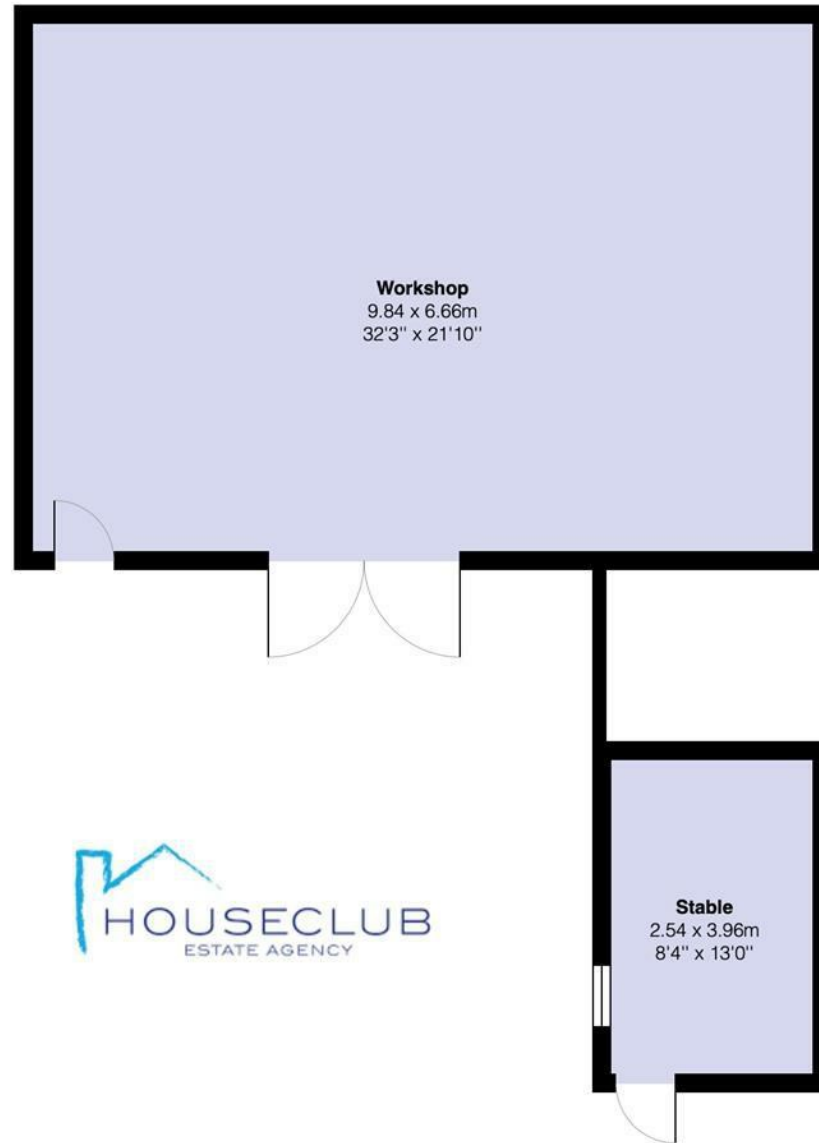
The land is serviced with mains electric. We believe 3ph power is fitted to the site, and the mains water has been capped, with its entry location to the land in the entrance gateway. It is the purchasers responsibility to make their own enquiries regarding the above.

Viewings

Strictly by appointment via Houseclub Estate Agency. We advise sensible clothing and footwear is to be worn, and viewings must strictly take place during daylight hours.







Your Award Winning Houseclub

